

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
STANDARD BANK AND
TRUST COMPANY
COMMERCIAL
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

WHEN RECORDED MAIL TO:
STANDARD BANK AND
TRUST COMPANY
COMMERCIAL
7725 W. 98TH STREET
HICKORY HILLS, IL 60457



Doc#: 1505542106 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2015 02:49 PM Pg: 1 of 4

SEND TAX NOTICES TO:
STANDARD BANK AND
TRUST COMPANY
COMMERCIAL
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

This Modification of Mortgage prepared by:
Melissa V.
STANDARD BANK AND TRUST COMPANY
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

2015049-19
BOX 182

✓
✓
✓

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 16, 2015, is made and executed between Standard Bank and Trust Company, not personally but as Trustee under that certain trust agreement dated November 5, 2009 and known as Trust No. 20701, whose address is 7800 West 95th Street, Hickory Hills, IL 60457 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 W. 98TH STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 1, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

A Mortgage and Assignment of Rents recorded December 15, 2009, as Document Numbers 0934933074 and 0934933075. A Modification of Mortgage recorded. A Modification of Mortgage recorded March 29, 2013 as Document Number 1308833016. A Modification of Mortgage recorded January 23, 2014 as Document Number 1402326103.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook County, State of Illinois:

LOT 8 IN BLOCK 4 IN COOPER'S HAZELCREST MANOR, BEING A SUBDIVISION OF THE EAST 443 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 16784 S. Western Ave., Hazel Crest, IL 60429. The Real Property tax identification number is 28-25-211-025.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

4pgs

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5454630001

Page 2


The definition of the Note in the Definitions section is deleted and the following definition substituted in its place: The word "Note" means the Promissory Note dated December 4, 2009, in the original principal amount of \$150,000 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, restatements of and substitutions for the Note, including but not limited to the Change in Terms dated January 16, 2015 wherein the principal amount of the Note is increased to \$250,000.00, all of which are incorporated herein by this reference as if fully restated herein. Borrower's final payment of such Note will be for all unpaid principal and all unpaid accrued interest.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 16, 2015.

GRANTOR:

STANDARD BANK AND TRUST COMPANY, not personally but as Trustee under that certain trust agreement dated 11-05-2009 and known as Trust No. 20701.

By: 
Authorized Signer for Standard Bank and Trust Company
 Thomas Clifford, SRVP & SRTD

By: 
Authorized Signer for Standard Bank and Trust Company
 Heather Raineri, ATO

LENDER:

STANDARD BANK AND TRUST COMPANY

x 
Authorized Signer

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as aforesaid. Any and all duties, obligations and liabilities of the Trustee hereunder are to be performed by said STANDARD BANK AND TRUST COMPANY only as such Trustee. Any claims, demands and liabilities which may at any time be asserted against the Trustee hereunder shall be paid, collected or satisfied against only the property or assets in the possession of said STANDARD BANK AND TRUST COMPANY as Trustee as aforesaid, and the said STANDARD BANK AND TRUST COMPANY does not undertake, nor shall it have any personal or individual liability or obligation of any nature whatsoever by virtue of the execution and delivery hereof, nor shall STANDARD BANK AND TRUST COMPANY, either individually or as Trustee, be under any duty or obligation to sequester the rents, issues and profits arising from the property described or any other property which it may hold under the terms and conditions of said Trust Agreement.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 5454630001

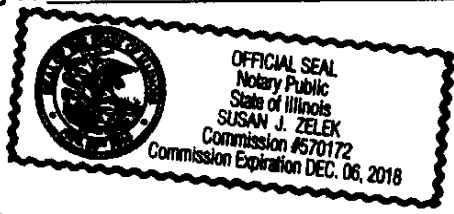
Page 3

TRUST ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 3rd day of February, 2015 before me, the undersigned Notary Public, personally appeared Thomas Clifford, SRVP & SRIO of Standard Bank and Trust Company, Trustee of Trust No. 20701 and Heather Raineri ATO of Standard Bank and Trust Company, Trustee of Trust No. 20701, and known to me to be authorized trustees or agents of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the trust.

By *Susan J. Zelek* Residing at 7800 W. 95th St., Hickory Hills
 Notary Public in and for the State of Illinois
 My commission expires 12/06/18



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 5454630001

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 4th day of February, 2015 before me, the undersigned Notary Public, personally appeared JAMES M. Bartolotta and known to me to be the AVP, authorized agent for **STANDARD BANK AND TRUST COMPANY** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **STANDARD BANK AND TRUST COMPANY**, duly authorized by **STANDARD BANK AND TRUST COMPANY** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **STANDARD BANK AND TRUST COMPANY**.

By Leticia Zavala Residing at Hickory Hills
 Notary Public in and for the State of Illinois

My commission expires 03/28/2016

